

**MINUTES
OF THE WORK SESSION OF THE
EDINA CITY COUNCIL
HELD AT CITY HALL
MAY 6, 2014
5:13 P.M.**

Mayor Hovland called the meeting to order at 5:13 p.m. in the Community Room of City Hall.

ROLLCALL

Answering rollcall were Members Brindle and Swenson and Mayor Hovland. Member Bennett arrived at 5:15 p.m. Member Sprague arrived at 5:17 p.m.

Staff attending the meeting included: Tim Barnes, Facility Manager; Jennifer Bennerotte, Communications & Technology Services Director; Annie Coyle, City Manager Fellow; Ann Kattreh, Parks & Recreation Director; Roger Knutson, City Attorney; Karen Kurt, Assistant City Manager; Debra Mangen, City Clerk; Chad Millner, Engineering Director; Scott Neal, City Manager; Bill Neuendorf, Economic Development Manager; Brian Olson, Public Works Director and Cary Teague, Planning Director. Consultants Mark Ruff and Nick Anhut, Ehlers & Associates. Inc., and Jay Lindgren, Dorsey & Associates were also in attendance.

Mayor Hovland said the meeting would focus on two topics: the 50th and France Parking and Wayfinding Improvements and resulting special assessments; plus an overview of the Pentagon Park Redevelopment Agreement

50TH AND FRANCE PARKING AND WAYFINDING IMPROVEMENTS

Economic Manager Neuendorf reviewed the 50th and France parking and wayfinding improvements. Mr. Neuendorf outlined the schedule for construction, noting that the elevator tower would not be built until 2015. He outlined the landscape and streetscape elements, typical ramp restoration work and the parking/wayfinding elements which will be constructed between June and October of 2014. It was noted the signage had borrowed its look from the Edina Theater signage.

Mr. Neuendorf gave a brief history of what has been assessed for maintenance in the District and how these assessments had been calculated. He said that for the parking and wayfinding improvements assessments will be calculated by determining each property owner's share of building square footage less a 200 square foot credit per onsite parking stall provided, recognizing the reduction in parking demand/maintenance. Consensus from the Council was to formalize the special assessment proposal into a policy for Council review.

PENTAGON PARK REDEVELOPMENT AGREEMENT OVERVIEW

Representing Hillcrest Development were Scott Tankenoff, Hillcrest Development; Jim Nelson, Eberhardt Advisory, LLC; Bob Strachota and Heather Burns, Shenehon Company; and Tony Gleekel, Siegel Brill, PA.

Mr. Neuendorf with the assistance of Mr. Ruff reviewed the Pentagon Park proposed redevelopment master plan with the incrementally needed approvals for Tax Increment Financing (TIF). It was explained that the type of TIF assistance would be "pay as you go" which puts the risk onto the developer; the project pro-forma, fundamental deal structure and significant elements of the agreement were reviewed. Council indicated they would like phased park maintenance fees in the agreement. Consideration by the Council and Housing and Redevelopment Authority would take place May 20, 2014.

There being no further business, Mayor Hovland adjourned the meeting at 6:57 p.m.

Respectfully submitted,

Minutes approved by Edina City Council, May 20, 2014

Debra Mangen, City Clerk

James B. Hovland, Mayor